

# \$305,000 - 78, 6220 Orr Drive, Red Deer

MLS® #A2210603

## \$305,000

3 Bedroom, 4.00 Bathroom, 1,322 sqft

Residential on 0.06 Acres

Oriole Park West, Red Deer, Alberta

Immaculately maintained 3 bedroom, 3 1/2 bathroom townhome with attached garage! The main floor features a spacious kitchen with quality appliances and breakfast bar, an open living and dining room with gas fireplace for chilly evenings & a garden deck to the oversized, 2 level deck outside. Perfect for entertaining. Also on the main you will find a formal dining room or den, your choice plus a 1/2 bath. Upstairs has 2 bedrooms, the primary has a 4 pce ensuite & a huge walk in closet. 2 bedroom has lots of space and there is another large 4 pce bath. Downstairs is a teenagers dream with a family room, 3rd 4 pce bathroom and the 3rd bedroom with walk in closet. All this in a well managed condo that is on top of maintenance & yard care. Pets upon approval. Lawn care & snow removal is the responsibility of the condo association.

Built in 2006

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2210603  |
| Price          | \$305,000 |
| Bedrooms       | 3         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,322     |
| Acres          | 0.06      |



|            |                        |
|------------|------------------------|
| Year Built | 2006                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 78, 6220 Orr Drive |
| Subdivision | Oriole Park West   |
| City        | Red Deer           |
| County      | Red Deer           |
| Province    | Alberta            |
| Postal Code | T4P 3Z8            |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### **Interior**

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, See Remarks                                                                             |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                         |
| Cooling           | None                                                                                                            |
| Fireplace         | Yes                                                                                                             |
| # of Fireplaces   | 1                                                                                                               |
| Fireplaces        | Gas                                                                                                             |
| Has Basement      | Yes                                                                                                             |
| Basement          | Finished, Full                                                                                                  |

### **Exterior**

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Other                             |
| Lot Description   | No Neighbours Behind, See Remarks |
| Roof              | Asphalt Shingle                   |
| Construction      | Mixed, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete                   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2025 |
| Days on Market | 18               |
| Zoning         | R1A              |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Century 21 Advantage |
|----------------|----------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.